



REQUEST FOR BOARD ACTION New Business

MEETING DATE: August 17, 2023
PREPARED BY: Ben Jaszewski, Parks and Planning Superintendent
AGENDA ITEM: Subdivision – Norsq Maple Grove

PREVIOUS ACTIONS:
None

RECOMMENDED PARK BOARD ACTION:

Motion to approve the preliminary and final park dedication requirements on the **Norsq Maple Grove** plat pursuant to Maple Grove Subdivision Ordinance, Chapter 30:18, Provision of Land for Public Use:

- Applicant shall fulfil the park dedication requirements on the plat with a cash dedication based upon the number of acres multiplied by the commercial rate in effect at the time the plat is released by the city for recording.
 - Applicant may pay the fee at any time after the final plat has been approved by the City Council, but it must be paid before the plat is released for filing with the county. The final cash dedication is based on the rate at the time the dedication is paid. Rates are reviewed annually by the City Council at their first meeting in February. This may affect the final cash dedication requirements.
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COMMENTS:

This PUD is 13.30 acres with 155 townhome units and one amenity building. The developer is proposing a private pickleball court, tot lot, pool, and seating areas. An additional 200-unit apartment complex and commercial building are planned in Outlots C and D. The park dedication obligation for undeveloped outlots will be required when those lots are developed in the future and will be calculated independently of this subdivision.

The proposed Norsq Maple Grove subdivision is a total of 13.30 acres. Staff has requested a public trail corridor running north and south on the east side of the subdivision connecting Garland Ln N with Rush Creek Blvd. The public trail is required to be platted as an outlot when transferred to the city. The public trail corridor in Outlot E calculates to 0.53 acres (30' wide x 773' long).

Site Data

Lot 1, Block 1 = 13.30 acres (155 single-family units + 1 Amenity building)
Outlot A = 18.58 acres (wetland)

Outlot B = 31.00 acres (future development, mixed use)
Outlot C = 4.13 acres (future development, 200-unit apartment)
Outlot D = 2.16 acres (future development, commercial)
Outlot E = 0.53 acres (land dedication, trail corridor)
Total Area = 78.89 acres

Density

City Ordinance Sec. 30-18(c): Land dedication is 11% (of subdivision area)
plus 1% for each additional dwelling unit over 9.
355 units / 17.82 acres = 12 units per acre.
 $12 - 9 = 3 + 11 = 14\%$

Land Dedication Lot 1, Block 1

13.30 acres x 14% = 1.86 acres (maximum land dedication per ordinance)
0.53 acres / 1.86 acres = 28% credit reduction
Townhomes \$4,177 minus 28% credit = \$3,007 per unit

Cash Dedication Lot 1, Block 1

Townhomes – 156 units x \$3,007 per unit = \$469,092
Total Cash Dedication = \$469,092

Total Park Dedication Lot1, Block 1 - Land and Cash

Land dedication: **0.53 acres (Trail Corridor)**
Cash dedication: **\$469,092**

The Norsq Maple Grove subdivision is located within the city's Park Service Area 18. Residents of this subdivision are served by Hidden Meadows Park and various trail connections. The 2018 Parks System Plan identifies a future Playlot in PSA 18. Connections to local and regional trail networks are planned just to the west and a possible playlot to the east of this subdivision as residential development continues.

Staff recommends the Park Board approve the Norsq Maple Grove plat and accept the cash dedication.

ATTACHMENTS:

Attachment A – Norsq Maple Grove location map
Attachment B – Norsq Maple Grove plat map